

Minutes of Franklin Planning Commission
Tuesday, December 16, 2014
Homestead Dining Room

Members Present: Clark Hubbard, Peter Kittell, Dave Bennion, Roland Rainville, Dan Larivee, Greg Bouchard

Others: Maureen Sodaro, Secretary

Guests: Bob Irish (Zoning Administrator), Brooks Sturtevant and Yvon Dandurand (Selectboard members)

Mail Folder: Secretary did not see the mail folder.

Old Business: Clark would like the Selectboard be aware of what the PC is discussing regarding the Shoreland Protection Act. If a live link is set up to the State Website people would have direct access to the regulations rather than ask our Zoning Administrator. The people can get the answers they need directly from the State of Vermont before coming to the Town of Franklin. One change that will happen in the Town Bylaws is that the PC is going to change the frontage from 500 to 250 feet to match the State regulations. Yvon mentioned that it is important for people to know that in some cases the town can supersede the state regulations, and visa versa. People will need information from both the State and the Town of Franklin regarding actions in the Shoreland Protection Act and the Town Bylaws. It was mentioned that if the State Park needs to make any changes, they do go to the town for issues like septic, but not for construction or changes to buildings. There was discussion as to how much money the state park pays the town, and is it considered commercial or not.

New Business: Bob Irish presented the PC with information and a map depicting Open land/ subdivisions/ and lots in the Town of Franklin. (See attached) Clark noted that there is information missing regarding the land his mother owned. Bob Irish acknowledged the error and said there is no information regarding development plans as of yet. Bob noted there is a possibility of future development on the Gallop Road. No information on that land yet. Bob also mentioned there are several houses that have been repossessed in town. Bob Irish also discussed areas in the town Bylaws for which there are no provisions. (See Attached) He states that the definition of Boundary Line Readjustment is not clear. He would like the PC to look at sale of land to an abutting landowner. He would like it to be made clear as to who is responsible into approving sale of land to an abutter, and what type of forms he would need to have completed by landowners. Bob would also like the PC to address the issue of what constitutes a commercial property. He would like the PC address site rules and rules where commercial operation is a secondary use on the site and not covered by home occupation rules. This includes lot size, setbacks, and parking when the commercial use is secondary use. Bob would like clarity on these issues so that he has the information as Zoning Administrator.

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After the guests left, the PC discussed Bob Irish's concern about what constitutes a boundary line readjustment, how it can be clarified in the bylaws. There was discussion as to what the landowners are responsible to do if a boundary line readjustment is going to occur between abutting landowners. The landowners should make sure an accurate measurement is made based on land markers. If that is not possible- a survey should be done. Peter feels that it is not up to the PC to decide, it is up to the landowners to use the accurate measurements or original pins. If there is not an initial point of measurement, both of the lands will need to be surveyed. The PC feels Bob Irish can use the same form as Subdivision, and mark it as a land readjustment.

The PC feels that if a service is provided on a site and an exchange of money occurs on that same site, it then should be considered Commercial Property. Roland mentioned that the PC might need two definitions of Commercial Property. One type would be Sales and Service commercial, and one is basic commercial. If a business is located on a property strictly for the owner's own business, it would be considered Basic Commercial. If a service is being done at the property and sales are occurring for the service at said property that would be considered Sales and Service Commercial. This also would be for a property where goods are available for sale on the property. If a property has less than 10 percent of their sales at that location, it would also be considered to be a basic commercial property.

Other: The PC discussed the recommendation for a Planning Review Board. Clark feels that we should leave things the same with the PC and ZBA having the same responsibilities at present

Member Concerns: Dave went to the PC meeting in Sheldon where their town plan was reviewed and completed. Greg would like to have Mike McCarthy attend out meeting in January to discuss Sun Common. We will provide a maximum of one hour for Mike's presentation. He would be able to provide information on Solar panels. We will invite the public and members of the other committees in town attend that meeting. There were no other member concerns or comments.

The next regular meeting of the PC will occur on Tuesday, January 20, 2015 in the Homestead Dining Room. Motion to adjourn the meeting was made by Peter Kittell, seconded by Dan Larivee. Meeting was adjourned at 8:50 pm.

Respectfully Submitted,
December 17, 2014
Maureen Sodaro, Secretary

Note: These minutes are not final until approved by the Planning Commission at their next regular meeting.

Open land/subdivisions/lots

Subdivisions (Active/For Sale)

1. 4 Lots 2+AC each State Park/Kennison RD
2. 3 Lots 5+ AC each State Park rd /LaRose Farm 1 sold 2 available no construction yet.
3. Kendal Road 5+ Lots, 4 lots with primary residence already built, 3 are occupied 1 for sale, 1 open lot for sale.
4. 3 Lots North Sheldon RD/Rice Hill all actively on market last 5 years no sales
5. 3 Lot subdivision 1 being currently built on, one being reserved by owner one open lot for future development.
6. 1 3+AC lot Beaver Meadow/Browns corner Rd on market 2 years, sever building restrictions

Open Land/Lots

- A. Scott RD 5 lots, town subdivision in place, no state septic, not actively on market, no activity last 3 years
- B. Stanley RD 1 , 1AC lot pre 2000 subdivision not actively on market, town septic in place
- C. Kelly 5 10 AC open lots, al in private ownership, no state septic in place no utilities, some activity or sales every other year
- D. 2 1 AC + Lots Messier Road state septic no town subdivision, off and on market as individual lots. Lots are not contiguous

Possible Future development

- 1A. Gallup RD land purchased by D&H homes for possible development for several single/double wide home. No firm information on this yet.

